

APPLICANT: Kathleen E. Taylor	PETITION NO:	LUP-24	
PHONE#: (404) 695-8153 EMAIL: ket2791@yahoo.com	HEARING DATE (PO	C):08-05-14	
REPRESENTATIVE: Marc A. Taylor	HEARING DATE (BO	OC): <u>08-19-14</u>	
PHONE#: (616) 481-5902 EMAIL: N/A	PRESENT ZONING:	R-15	
TITLEHOLDER: Kathleen E. Taylor			
	PROPOSED ZONING: Land Use Permit		
PROPERTY LOCATION: Northeast side of Sunbrook Way, west of			
Sunbrook Trail, east of Mars Hill Road	PROPOSED USE:	Allow More Unrelated	
(5020 Sunbrook Way).	Adults than the	e County Code Permits	
ACCESS TO PROPERTY: Sunbrook Way	SIZE OF TRACT: _	0.48 acre	
	DISTRICT:	20	
PHYSICAL CHARACTERISTICS TO SITE: Single-family house	LAND LOT(S):	186	
	PARCEL(S):	108	
	TAXES: PAID X	DUE	
CONTIGUOUS ZONING/DEVELOPMENT	COMMISSION DIST	TRICT: 1	

NORTH: R-30/ Undeveloped Land
SOUTH: R-15/ Sunbrook Estates
EAST: R-15/ Sunbrook Estates
WEST: R-15/ Sunbrook Estates

OPPOSITION: NO. OPPOSED___PETITION NO:____SPOKESMAN ____

PLANNING COMMISSION RECOMMENDATION

APPROVED____MOTION BY_____
REJECTED___SECONDED____
HELD___CARRIED_____

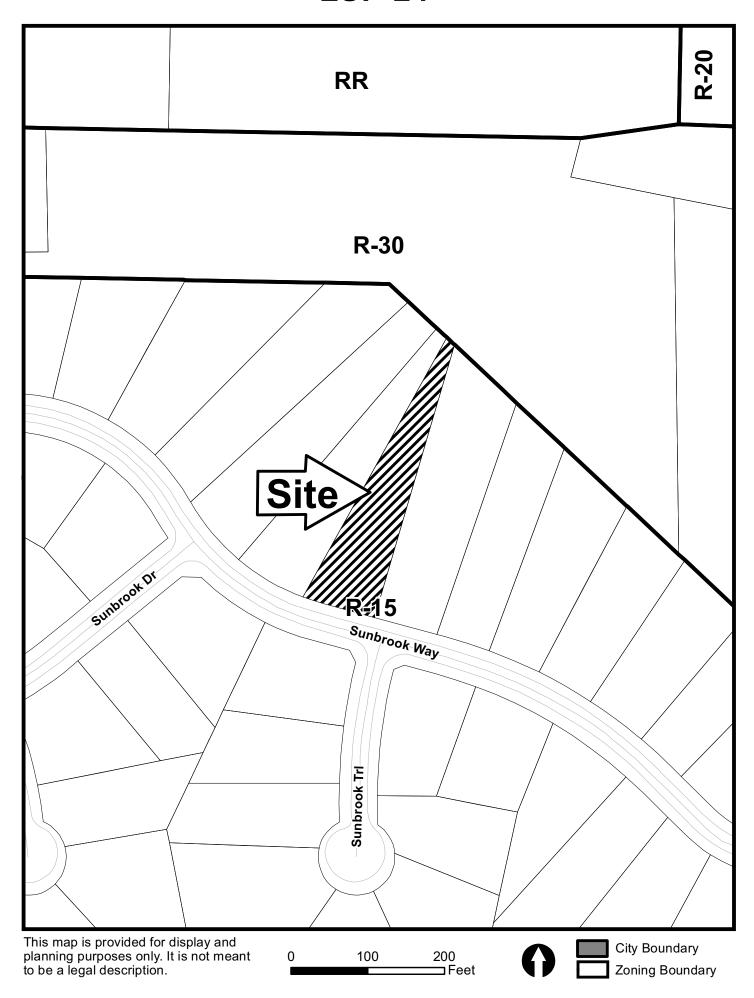
BOARD OF COMMISSIONERS DECISION

APPROVED____MOTION BY____ REJECTED___SECONDED___ HELD___CARRIED____

STIPULATIONS:



LUP-24



APPLICANT: Kathleen E. Taylor	PETITION NO.: LUP-24			
PRESENT ZONING: R-15	PETITION FOR: LUP			
**********	*********			
ZONING COMMENTS: Staff Member Responsi	ble: Donald Wells			
The applicant is requesting a Temporary Land Use Perm adults to live in a single-family residence. Per the County a family. Per the County Code, only one (1) person i documented by the tax records. The tax record reflects 23 maximum of 6 adults. The applicant is requesting seven (7 vehicles allowed at a residence as well. This application applicant is requesting approval for 24 months.	Code, only one (1) unrelated adult is allowed with s allowed per 390 square feet of living area as 56 square feet of living space which would allow a dults. This same rule applies to the number of			
<u>Historic Preservation</u> : No comments.				
Cemetery Preservation: No comment.				
**********	*********			
WATER & SEWER COMMENTS:				
No comments.				
**********	*********			
TRAFFIC COMMENTS:				
Recommend no parking on the right-of-way.				
Recommend applicant be required to meet all Cobb County project improvements.	Development Standards and Ordinances related to			
************	*********			
PUDE COLOMBUTE				

FIRE COMMENTS:

No comments for this request, however, not to be used for a group home or personnel care home, without Fire Department approval. If there are four or more unrelated occupants, the structure must meet NFPA 101, Life Safety Code requirements and the Official Code of Cobb County, Georgia.

APPLICANT: Kathleen E. Taylor	PETITION NO.: <u>LUP-24</u>
PRESENT ZONING: <u>R-15</u> ************************************	PETITION FOR: <u>LUP</u> ************************************
STORMWATER MANAGEMENT COMMENTS	

No comment.

STAFF RECOMMENDATIONS

LUP-24 KATHLEEN E. TAYLOR

The applicant is requesting a Temporary Land Use Permit (LUP) in order to be allowed two (2) unrelated adults to live in a single-family residence. Per the County Code, only one (1) unrelated adult is allowed with a family. The applicant states that one of the unrelated adult is a special needs person. The applicant will live in the house and states there will be no outside storage. Per the County Code, only one (1) person is allowed per 390 square feet of living area as documented by the tax records. The tax record reflects 2356 square feet of living space which would allow a maximum of 6 adults. The applicant is requesting seven (7) adults, which five (5) are related. This same rule applies to the number of vehicles allowed at a residence as well. This application is the result of a Code Enforcement complaint. Code Enforcement issued a Notice of Violation for parking in the grass, outside storage, and single family dwelling. This area is located within a VLDR very low density residential future land use area on the *Cobb County Comprehensive Plan*. Based on the above analysis and a strict interpretation of the Code, Staff recommends **DENIAL** of the applicant's request.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

2014 July - 3 PM 4: 14

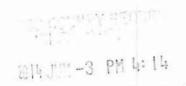


Application #: 14 PC Hearing Date: 8-5-14

BOC Hearing Date: 8-19-14

TEMPORARY LAND USE PERMIT WORKSHEET (FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1.	Type of business, or request?
2.	Number of employees? NA
3.	Days of operation?
4.	Hours of operation?
5.	Number of clients, customers, or sales persons coming to the house
	per day? V/A ;Per week? V/A
6.	Where do clients, customers and/or employees park?
	Driveway:; Street:; Other (Explain): ////
~7.	Signs? No:; Yes: (If yes, then how many, size, and location):
8.	Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.):
9.	Deliveries? No; Yes(If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
10	Describe and line in the Lange Very
10. 11.	Does the applicant live in the house? Yes; No Any outdoor storage? No; Yes(If yes, please state what
	is kept outside):
12.	Length of time requested (24 months maximum): 24 months
13.	Is this application a result of a Code Enforcement action? No; Yes (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14.	Any additional information? (Please attach additional information if needed):
	Applicant signature: State S. Jahr Date: 6/2/14 Applicant name (printed): Sattleen S. Jahr Date: 6/2/14
	Revised December 18, 2013





Application #: LW-2H
PC Hearing Date: 8-5-14
BOC Hearing Date: 8-19-14

TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

1. 2. 3. 4. 5.	Number of unrelated adults in the house? 2 Number of related adults in the house? 5 Number of vehicles parked on the driveway? 3 Number of vehicles parked in garage? 1 Number of vehicles parked on the street? 5 Number of vehicles parked on the street?				
6. 7.	Does the property owner live in the house? Yes; No Any outdoor storage? No; Yes(If yes, please state what is kept outside):				
8.	Length of time requested (24 months maximum): 24 months				
9.	Is this application a result of a Code Enforcement action? No; Yes \(\subseteq \) (If yes, attach a copy of the Notice of Violation and/or tickets to this form).				
10. Any additional information? (Please attach additional information if needed): We have an extra unrelated person in our house. He is a special heads, child. Applicant signature: dather & Japan Date: 4/3/14 Applicant name (printed): dather & Taylor					
ZONING STAFF USE ONLY BELOW THIS LINE					
Zoning of property:					
Size of house per Cobb County Tax Assessor records:					
Number of related adults proposed: Number permitted by code:					
Number of unrelated adults proposed: Number permitted by code:					
Number of vehicles proposed: Number permitted by code:					
Number of vehicles proposed to be parked outside:Number of vehicles permitted					



Violation Number:

Mailing Address

Marietta, Ga. 30061

CODE-2014-02819

P.O. Box 649

COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY Code Enforcement Division

Physical Address 1150 Powder Springs Rd. Suite 400 Marietta, Ga. 30064 Fax: (770) 528-2092

4/25/2014

Date:

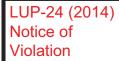
LUP-24 (2014) Notice of Violation

Notice of Violation

5020 SUNBROOK WAY	ACWORTH, GA 30101	20	0186	108	R-15	
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)	
and/or TAYLOR KATHLEEN E (502	20 SUNBROOK WAY NW ACWORT	'H, GA 30101)				
10 days to bring the violat on or about 10 days from a citation being issued for Court, and you may be su	April 25, 2014. Failure t you to appear in the Co	o comply obb County	could resi Magistra	ult in		
<u>Violation</u>	Code Section		Requirement for Compliance			
PARKING STANDARDS	134-272 (5) b & c	hardene hardene installed supporti driving d	All vehicles must be parked on a hardened/treated surface. All tires must be on hardened/treated surface. Surface must be installed flush with the ground and capable of supporting all vehicle/equipment tires without driving onto or over an unapproved parking surface.			
PERMITTED USE/SINGLE FAMILY DWELLING	134-198 (3)		comply with all requirements in the ched definition of dwelling unit. see attached			
USE LIMITATIONS/ OUTSIDE STORAGE	134-198 (11) e		Only firewood and lawn furnishings are allowed to be stored outside. Remove all other items.			
OFFICER J R PACPACO (joe.pacpaco@cobbcounty	y.org)	(770) 420-66	66	
Officer			Tel	ephone		

Contact the Officer listed above by telephone or email for further information. Officer availability 8:00-9:00 a.m. and 3:30-4:30 p.m. Monday through Friday. You may leave voice mail or send email at any time.

A COMPLETE COPY OF THE COBB COUNTY ORDINANCE MAY BE VIEWED AT WWW.COBBCOUNTY.ORG





COBB COUNTY COMMUNITY DEVELOPMENT AGENCY

Code Enforcement Division 1150 Powder Springs St, Ste 400 Marietta, Georgia 30064 (770) 528-2180 fax (770) 528-2092 Jerry Lanham Division Manager

Incident Number:

Follow the attached ordinances – One family (within the fourth degree) including up to one unrelated adult **OR** two or fewer unrelated adults may occupy a single-family residence. There must be at least 390 square feet of total building square footage for each related adult occupant and each vehicle regularly parked at the residence.

The tax records for this property show 2356 square feet which allows for related adults, including up to one unrelated adult or two or fewer unrelated adults; and vehicles to be regularly parked at this residence. Of the allowed vehicles, only may be regularly parked outside of the carport or garage area.

Please provide a notarized statement within the next 10 days stating how many adults reside at this residence, and how they are related. Additionally, please state the vehicles that are regularly parked at this residence.

Section 134-1 DEFINITIONS

Adult means any person over the age of 18 years old or legally emancipated in the State of Georgia

Family means two or more persons related by blood, legal adoption, or marriage, occupying a dwelling. Related means persons are all related to each other within the fourth degree, as defined in O.C.G.A. § 53-2-1, which includes parents, children, grandparents, grandchildren, brothers and sisters. State of Georgia authorized foster children of a family member shall also be deemed a member of the family for this purpose

Single-family dwelling unit. A single-family dwelling unit consists of one or more rooms which are arranged, designed or used as living quarters for one family including up to one unrelated adult, or two or fewer unrelated adults and their children and/or grandchildren.

(1) A single-family dwelling unit shall have an interior bathroom and complete kitchen facilities, permanently installed.

- (2) A single-family dwelling unit shall have at least 390 square feet of living building square footage (as determined and maintained in the records of the Cobb County Tax Assessor) per each adult occupant.
- (3) No more than one vehicle per 390 square feet of living building square footage may be parked regularly overnight on the property upon which the single 17 family dwelling unit exists. Of the total number of vehicles allowed per 390 square feet of living building square footage, there shall be a maximum of three or less (of the total) parked outside of a garage, carport or the like for properties zoned RA-5, R-15 and R-20. Of the total number of vehicles allowed per 390 square feet of living building square footage, there shall be a maximum of four or less (of the total) parked outside of a garage, carport or the like for properties zoned R-30 and R-40. Of the total number of vehicles allowed per 390 square feet of living building square footage, there shall be a maximum of five or less (of the total) parked outside of a garage, carport or the like for properties zoned R-80 and RR. Other zoning districts used for single family dwelling units, including OSC Overlay Districts, shall have no more than two vehicles parked outside. This includes vehicles parked within the right-of-way adjacent to a dwelling unit. "Regularly" means a majority of nights in any seven-day period. Exceptions to this definition may be considered as part of a land use permit processed in accordance with section 134-36.